Grantee: State of Missouri

Grant: B-08-DN-29-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number: Obligation Date:

B-08-DN-29-0001

Grantee Name: Award Date:

State of Missouri

Grant Amount: Contract End Date:

\$42,664,187.00

Grant Status: Review by HUD:

Active Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Disaster Damage A.AREAS OF GREATEST NEED Indicator sources used to conduct needs assessment: A. HUD-developed Census Block Group files (HUD) that included criteria such asincome eligibility and foreclosure/abandonment risk scores based on multiple variables. B. Fiscal Year 2008 Annual Average Unemployment Rates by Census Tract (UR)provided by the Bureau of Labor Statistics. Annual average rates remove data fluctuations due to seasonality or major layoff events that can influence numbers substantially when considering any individual month or geography. C. 2007 Home Mortgage Disclosure Act (HMDA) - Loan Application Register files (LAR) provided by the Federal Financial Institutions Examination Council. Data was aggregated to Census Tract geography. LAR files provide detailedmetropolitan area statistics on home loan applications reported under HMDA requirements. Indicator sources were analyzed and mapped at a Census Block Group level to show areas of overlap and thereby allow the prioritizing of program efforts into three levels B.DISTRIBUTION AND USES OF FUNDS- There are 3 main Categories in the Missouri State Plan&rsquos Method of Distribution. There are 3 potential types of applicants to the Missouri NSP fund (local governments, the state housing finance agency, and qualified non-profits). Each category restricts the type of applicant to the fund. Each category also restricts the applicants to areas of greatest need as defined above as Tier One, Tier Two and Tier Three. NSP ACTIVITY APPLICANT NSP ALLOCATION AMOUNT - Method of distribution State and Local Administration/Planning \$4,266,418 Category 1 (Tier 1 &ndash All Eligible Activities) Units of Local Government only \$23,531,722 Category 2 (State wide Purchase Assistance of Foreclosed Properties) Missouri Housing Development Commission (State Housing Finance Agency) \$4,200,000; Category 3 (Tier 1, 2, 3 &ndash Restricted to 50% of LMMI Activities Only, Units of Local Government or Non-Profits \$10,666,047 GRAND TOTAL \$42,664,187 PROJECT DATES AND DURATION OF ASSISTANCE: The State's program will commence March 11, 2009 and end July 2013. C.ELIGIBLE USES / ELIGIBLE ACTIVITIES A. Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties using NSP funds is eligible under HERA §2301(c)(3)(A). &bullAs an activity delivery cost for an eligible activity(designing and setting it up)&bull Financing of a NSP eligible activity, to carry out that activity, is eligible as part of that activity.B. Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent or redevelop such homes and Properties &bullAcquisition &bullDisposition &bullDirect Homeownership assistance &bullEligible rehabilitation and preservation activities for homes and other residential properties &bullHousing counseling for those seeking to take part in the activity C.Establish land banks for homes that have been foreclosed upon &bullAcquisition&bullDisposition (includes maintenance) D.Demolish blighted structures. Clearance, for blighted structures only E.Redevelop demolished or vacant properties.&bullAcquisition &bullDisposition&bullPublic facilities and improvements&bullHousing Counseling Public Services (limited to prospective purchasers or tenants of redeveloped properties)&bullRelocation&bullNew housing construction &bullDirect homeownership assistance&bull57-0.204activities by Community Based Development Organizations PROJECT LOCATIONS/RESPONSIBLE ORGANIZATION Belton, Cape Girardeau, Carterville, Columbia, Elsberry, Florissant, Independence, Jefferson City, Jefferson County, Joplin, Kansas City, Oronogo, Sikeston, Springfield, St. Charles, St. Joseph, St. Louis, St. Louis, County, Troy, Truesdale, Warrenton, Webb City, Missouri Housing Development Commission (downpayment assistance &ndash statewide.

Distribution and and Uses of Funds:

RECOVERY NEEDS Category A&mdashFinancing Mechanism Budgeted amount - \$4,329,823 Performance measure (units) &ndash 335 This category was deemed a lower priority for the use of NSP funds as we will be addressing this on a state-wide basis through MHDC. MHDC is a nationally recognized, premier housing finance agency that oversees a variety of tools aimed at affordable housing and maintains the states expertise in the subject. Category B--Purchase and Rehabilitation Budgeted amount for Category One- \$18,668,821 Budgeted amount for Category Three - \$5,333,023 Performance measure (units) &ndash 745 The state takes the position that this activity represents the greatest impact in trying to stabilize any neighborhood or community. The opportunity to return decent, safe and sanitary housing to the community and at the same time provide opportunities to homebuyers to gain access to quality housing, not only provides an asset for the individual family, but also provides a positive economic impact to the community and to the state. Category C&mdashLand Banks Budgeted amount - \$1,561,079 Performance measure (units) - 648 The capacity of local governments is critical to the success of this activity.Existence

of Land Clearance Redevelopment Authorities or other entities at the local level was a key influence in providing a recommendation for funding for this activity. Without the capacity, use of the NSP funding, may trigger hardships for the city, as well as the neighborhood, in the future. Category D&mdashDemolition Budgeted amount - \$645,703 Performance measure (units) - 67 Applications struggled in connecting demolition to eligibility in addressing low LMMI benefit. Unlike using the slum and blight national objective, which is not eligible to apply to NSP funds, where the demolition is the sole activity, demolishing homes under LMMI requires an eligible direct housing activity or eligible area wide benefit attached to the demolition activity. Category E&mdashRedevelopment Budgeted amount for Category One-\$2,526,297 Budgeted amount for Category Three - \$5,333,024 Performance measure (units) - 228 Although several communities included new construction in their applications, the biggest issue in this category is the 18-month turn obligation period and the city&rsquos ability to accomplish task in time frame. Narrative Summaries: Belton &ndash Project is multijurisdictional, including Liberty and Raytown. Project consists of acquisition/rehabilitation of foreclosed homes. Cape Girardeau &ndash Project consists of acquisition/rehabilitation of foreclosed homes. Carterville &ndash Project consists of acquisition/rehabilitation of foreclosed homes. Columbia - Project consists of acquisition/rehabilitation of foreclosed homes, land banking and new construction. Elsberry - Project consists of acquisition/rehabilitation of foreclosed homes. Florissant -Project consists of acquisition/rehabilitation of foreclosed homes. Independence - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Jefferson City - Project consists of acquisition/rehabilitation of foreclosed homes. Jefferson County - Project consists of acquisition/rehabilitation of foreclosed homes. Joplin - Project consists of acquisition/rehabilitation of foreclosed homes and redevelopment activities. Kansas City - Project consists of cquisition/rehabilitation of foreclosed homes. Oronogo - Project consists of acquisition/rehabilitation of foreclosedhomes. Sikeston - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, demolition and redevelopment activities. Springfield - Project consists of acquisition/rehabilitation of foreclosed homes. St. Charles - Project consists of acquisition/rehabilitation of foreclosed homes. St. Joseph -Project consists of acquisition/rehabilitation of foreclosed homes, land banking and redevelopment activities. St. Louis - Project consists of acquisition/rehabilitation of foreclosed homes, land banking, financing and redevelopment activities. St. Louis County - Project consists of acquisition/rehabilitation of foreclosed homes, plus demolition. Troy - Project consists of acquisition/rehabilitation of foreclosed homes. Truesdale - Project consists of acquisition/rehabilitation of foreclosed homes. Warrenton - Project consists of acquisition/rehabilitation of foreclosed homes. Webb City - Project consists of acquisition/rehabilitation of foreclosed homes, plus demolition. Missouri Housing Development Commission &ndash Project consists of statewide downpayment assistance.

Definitions	and	Descr	iptions:

Low Income Targeting:	
Acquisition and Relocation:	
Public Comment:	

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$42,664,187.00
Total CDBG Program Funds Budgeted	N/A	\$42,664,187.00
Program Funds Drawdown	\$1,845,034.15	\$1,845,034.15
Obligated CDBG DR Funds	\$2,496,306.64	\$7,088,208.64
Expended CDBG DR Funds	\$1,845,034.15	\$1,845,034.15
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$6,399,628.05	\$0.00
Limit on Admin/Planning	\$4,266,418.70	\$143,384.15
Limit on State Admin	\$0.00	\$143,384.15

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

 National Objective
 Target
 Actual

 NSP Only - LH - 25% Set-Aside
 \$10,666,046.75
 \$11,354,192.14

Overall Progress Narrative:

NSP projects continue to move ahead with environmental reviews, site selection and acquisition and general administrative set-up to ensure that reporting, income requirements, and obligation deadlines are met. \$7,088,208.64 of the total NSP allocation has been obligated to date, with \$1,845,034 drawn and expended. Missouri Category 2 allocation of \$4.2 million to the Missouri Housing Development Commission for homeownership assistance to LMMI persons has been fully obligated. Individual progress of the projects follows, as provided by a few of our grantees.

IND001, IND002, IND003, IND004, IND005, IND006, IND008 - *Established internal fiscal management and performance tracking and reporting system to insure compliance with NSP regulatory requirements.

- >*Processed a Tier 1 Environmental Review for NSP acquisition-rehab-resell, and acquisition-demo/redevelopment-resell activities, with the release of funds expected to be issued on 9/25/09.
- >*Developed a Programmatic Agreement with the State Historic Preservation Office to allow for acquisitions involving residential rehab to proceed under a conditional determination of no adverse effect, provided that renovation plans be submitted for comment prior to construction. The developed PA is currently being circulated for signatures.
- >*Established the site selection process and criteria in cooperation with the City's Legal Department which has been presented for administrative approval.
- >*Established a database of eligible foreclosed, abandoned and vacant properties located within the areas of greatest need that is being updated weekly to insure property eligibility for NSP acquisition.
- >*Secured price agreements for appraisal and title services; and secured program staff to manage the acquisitions and disposition, as well as, the construction management.
- >*Procured the engineering services needed to support the proposed Norledge Place mixed-income redevelopment activity which calls for installing necessary public facilities improvements.
- NSP3-IND001, NSP-IND002, NSP3-IND003, NSP3-IND006, NSP3-IND008 *Established internal fiscal management and performance tracking and reporting system to insure compliance with NSP regulatory requirements.
- >*Processed a Tier 1 Environmental Review for NSP acquisition-rehab-resell, and acquisition-demo/redevelopment-resell activities, with the release of funds expected to be issued on 9/25/09.
- >*Developed a Programmatic Agreement with the State Historic Preservation Office to allow for acquisitions involving residential rehab to proceed under a conditional determination of no adverse effect, provided that renovation plans be submitted for comment prior to construction. The developed PA is currently being circulated for signatures.

- >*Drafted a developer agreement in cooperation with the City Legal Department that will be utilized to contract with Truman Heritage Habitat for Humanity for acquisition-rehab and acquisition demo/redevelopment projects to be completed with NSP Category 3 funding.
- >*Established a database of eligible foreclosed, abandoned and vacant properties located within the areas of greatest need that is being updated weekly to insure property eligibility for NSP acquisition.
- STL001, STL002, STL004, STL005, STL006, STL007, STL008 Working through the Request for Release of Funds and Environmental Review process. Once ironed out, we should be able to obligate, commit and expend funds rather quickly as we have all of the infrastructure in place to acquire properties.
- BEL001,BEL002,BEL008 &ndash Selected grant administrator. Expect to complete comment period on ER and begin marketing to eligible income families and identify eligible properties next quarter.
- SIK001,SIK002,SIK003,SIK005,SIK006,SIK008 The Sikeston Land Clearance and Redevelopment Authority, (LCRA), has identified over one hundred and eighty, (180), properties that are to be addressed over the next few months. Of these, sixty, (60), meet the criteria as established in the NSP grant guidelines. However, many of these properties were involved in a real estate scam that has created a bottleneck in the LCRA&rsquos efforts to obtain a clear title to these properties. Therefore, there has not been as much progress made as originally anticipated. >During the first quarter, there was no request for funds submitted. This is due mainly because of an oversight in paperwork. This has been completed and forwarded. The City anticipates beginning the drawdown process as soon as permission is received from DED.
- >During the first quarter, a part-time administrative assistant was hired. The primary responsibilities of the person filling this position are to take care of the day to day paperwork, answer phone calls, relay correspondence and other similar tasks that may be assigned.
- ELS001,ELS002,ELS008,TRO001,TRO002,TRO008,TRU001,TRU002,TRU008,WAR001,WAR002,WAR008 &ndash Procuring for appraiser, housing inspector, asbestos inspector and title company. Completing Environmental Review process. Assembling potentially eligible properties.
- SCO001,SCO002,SCO003,SCO008, NSP3-SCO001,NSP3-SC0002 Once properties are acquired, developers submit to St. Louis County detailed work write-ups and construction and development budgets for the substantial rehabilitation of the individual properties. Upon the County&rsquos review and approval, the County enters into a loan agreement with the developer to complete the project and either sell or rent to income qualified individuals. Once the homebuyers have been qualified, they must attend counseling through one of the County&rsquos approved housing counseling agencies prior to closing, and obtain private financing through a reputable lending agency. Upon sale, homebuyer signs a note, deed of trust and recapture policy with St. Louis County to ensure long term affordability. Rental property owners must agree to maintain the property for 15 years, and are subject to monitoring of both the structure and tenant qualifications.
- SPR001, SPR002, SPR006, NSP3-SPR001, NSP3-SPR008 The City (and it&rsquos sub-recipient &ndash Urban Neighborhoods Alliance (UNA)) have updated several policies and procedures including: conflict of interest, inspection procedures protocol, and property evaluation form. Inspection tools and safety equipment were purchased in order to conduct inspections. An RFQ was advertised for appraisers, title companies and property management companies. Appraisal and title companies have been selected and contracts have been executed. Implemented a plan over several months to partner with the National Community Stabilization Trust (NCST) to receive REO property lists. Went &Idquolive&rdquo with the NCST on September 2, 2009. Currently reviewing properties being sent from the NCST and other REO properties. Staff has completed site visits to 73 properties and completed rehab inspections (inside and outside) on two properties.

Project Summary

Project #, Project Title	This Report Period	To Da	te
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
Belton 2008-DN-01, City of Belton	\$0.00	\$392,512.00	\$0.00
Cape Girardeau 2008-DN-02, City of Cape Girardeau	\$0.00	\$325,639.00	\$0.00
Cape Girardeau 2008-DN-301, Cape Girardeau	\$0.00	\$322,500.00	\$0.00
Carterville 2008-DN-03, City of Carterville	\$0.00	\$203,524.00	\$0.00
Columbia 2008-DN-04, City of Columbia	\$0.00	\$610,806.00	\$0.00
DED/CAT1/CAT 3 Administration, ADMIN	\$126,115.40	\$2,042,538.00	\$126,115.40

Elsberry 2008-DN-05, City of Elsberry	\$0.00	\$262,546.00	\$0.00
Florissant 2008-DN-06, City of Florissant	\$17,268.75	\$1,335,120.00	\$17,268.75
Gladstone 2008-DN-302, Gladstone	\$0.00	\$2,295,125.00	\$0.00
HSTCC 2008-DN-307, HSTCC	\$0.00	\$752,500.00	\$0.00
Independence 2008-DN-07, City of Independence	\$0.00	\$1,988,724.00	\$0.00
Independence 2008-DN-303, Independence	\$0.00	\$2,563,875.00	\$0.00
Jefferson City 2008-DN-08, City of Jefferson	\$1,650.00	\$440,776.00	\$1,650.00
Jefferson County 2008-DN-09, Jefferson County	\$0.00	\$1,162,997.00	\$0.00
Joplin 2008-DN-10, City of Joplin	\$0.00	\$668,723.00	\$0.00
Kansas City 2008-DN-11, Kansas City	\$0.00	\$1,162,997.00	\$0.00
MHDC-CAT2, MHDC - HOA	\$1,700,000.00	\$4,200,000.00	\$1,700,000.00
Oronogo 2008-DN-12, City of Oronogo	\$0.00	\$116,300.00	\$0.00
Sikeston 2008-DN-13, City of Sikeston	\$0.00	\$1,482,821.00	\$0.00
Springfield 2008-DN-14, City of Springfield	\$0.00	\$1,498,812.00	\$0.00
Springfield 2008-DN-304, Springfield	\$0.00	\$645,000.00	\$0.00
St. Charles 2008-DN-15, City of St. Charles	\$0.00	\$639,649.00	\$0.00
St. Joseph 2008-DN-16, City of St. Joseph	\$0.00	\$2,598,717.00	\$0.00
St. Louis 2008-DN-17, City of St. Louis	\$0.00	\$2,325,993.00	\$0.00
St. Louis 2008-DN-305, St. Louis	\$0.00	\$1,600,000.00	\$0.00
St. Louis County 2008-DN-18, St. Louis County	\$0.00	\$6,227,669.00	\$0.00
St. Louis County 2008-DN-306, St. Louis County	\$0.00	\$2,946,047.00	\$0.00
Troy 2008-DN-19, City of Troy	\$0.00	\$500,089.00	\$0.00
Truesdale 2008-DN-20, City of Truesdale	\$0.00	\$308,398.00	\$0.00
Warrenton 2008-DN-21, City of Warrenton	\$0.00	\$500,089.00	\$0.00
Webb City 2008-DN-22, Webb City	\$0.00	\$543,701.00	\$0.00

Activities

Grantee Activity Number: DED ADMIN

Activity Title: DED Administration

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

DED/CAT1/CAT 3 Administration ADMIN

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A State of Missouri

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$698,086.00
Total CDBG Program Funds Budgeted	N/A	\$698,086.00
Program Funds Drawdown	\$42,017.40	\$42,017.40
Obligated CDBG DR Funds	\$698,086.00	\$698,086.00
Expended CDBG DR Funds	\$42,017.40	\$42,017.40
State of Missouri	\$42,017.40	\$42,017.40
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: DED NSP Consultant - ADMIN
Activity Title: DED NSP Consultant - ADMIN

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

DED/CAT1/CAT 3 Administration ADMIN

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A State of Missouri

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,344,452.00
Total CDBG Program Funds Budgeted	N/A	\$1,344,452.00
Program Funds Drawdown	\$84,098.00	\$84,098.00
Obligated CDBG DR Funds	\$1,344,452.00	\$1,344,452.00
Expended CDBG DR Funds	\$84,098.00	\$84,098.00
State of Missouri	\$84,098.00	\$84,098.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources

Grantee Activity Number: FLO008
Activity Title: Florissant - ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:
Florissant 2008-DN-06 City of Florissant

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Florissant

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$105,008.00
Total CDBG Program Funds Budgeted	N/A	\$105,008.00
Program Funds Drawdown	\$17,268.75	\$17,268.75
Obligated CDBG DR Funds	\$17,268.75	\$17,268.75
Expended CDBG DR Funds	\$17,268.75	\$17,268.75
City of Florissant	\$17,268.75	\$17,268.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number:** IND001

Activity Title: Independence - ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

Independence 2008-DN-07 City of Independence

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI City of Independence

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$275,000.00
Total CDBG Program Funds Budgeted	N/A	\$275,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/10
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number: IND002**

Activity Title: Indpendence - REHAB

Activitiy Category: Activity Status:

Rehabilitation/reconstruction of residential structures

Project Number:

Independence 2008-DN-07

Projected Start Date:

03/11/2009

Benefit Type:

N/A

National Objective:

NSP Only - LMMI

Under Way

Project Title:

City of Independence

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Independence

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$809,661.00
Total CDBG Program Funds Budgeted	N/A	\$809,661.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

*Developed a Programmatic Agreement with the State Historic Preservation Office to allow for acquisitions involving residential rehab to proceed under a conditional determination of no adverse effect, provided that renovation plans be submitted for comment prior to construction. The developed PA is currently being circulated for signatures.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/15
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	Ihis	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number: IND008**

Activity Title: Independence - ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

Independence 2008-DN-07 City of Independence

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Independence

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$138,748.00
Total CDBG Program Funds Budgeted	N/A	\$138,748.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$138,748.00	\$138,748.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: JEF001

Activity Title: Jefferson City - ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

Jefferson City 2008-DN-08 City of Jefferson

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

Benefit Type: Co

National Objective: Responsible Organization:

NSP Only - LMMI City of Jefferson CIty

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$251,526.00
Total CDBG Program Funds Budgeted	N/A	\$251,526.00
Program Funds Drawdown	\$1,650.00	\$1,650.00
Obligated CDBG DR Funds	\$1,650.00	\$1,650.00
Expended CDBG DR Funds	\$1,650.00	\$1,650.00
City of Jefferson CIty	\$1,650.00	\$1,650.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected

Total Total

of Properties 0 0/4

This Report Period Cumulative Actual Total / Expected

 Total
 Total

 # of Housing Units
 0
 0/0

Beneficiaries Performance Measures

	This	s Report Period	d	Cumulative	Actual Total / E	xpected	
	Low	Mod	Total	Low	Mod	Total Low/I	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0
Activity Locations							
Address			City		State	Zip	
802 E. McCarty			Jefferson City		NA	65101	
1109 E. Miller			Jefferson City		NA	65101	
814 E. McCarty			Jefferson City		NA	65101	
408 Lafayette			Jefferson City		NA	65101	
304 Marshall			Jefferson City		NA	65101	
804 E. McCarty			Jefferson City		NA	65101	

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: JOP001

Activity Title: Joplin - ACQ

Activity Category: Activity Status:

Acquisition - general Cancelled

Project Number: Project Title:
Joplin 2008-DN-10 City of Joplin

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI City of Joplin

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	(\$391,902.00)	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
Total acquisition compensation to	0	0/0

This Report Period Cumulative Actual Total / Expected

Total Total # of Housing Units 0 0/0

Beneficiaries Performance Measures

	This	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: JOP002

Activity Title: Joplin - REHAB

Activity Category: Activity Status:

Rehabilitation/reconstruction of residential structures Cancelled

Project Number: Project Title:
Joplin 2008-DN-10 City of Joplin

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

City of Joplin

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP Only - LMMI

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: JOP008
Activity Title: Joplin - ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

Joplin 2008-DN-10 City of Joplin

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Joplin

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$46,655.00
Total CDBG Program Funds Budgeted	N/A	\$46,655.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$46,655.00	\$46,655.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: MHDC007
Activity Title: MHDC-CAT2

Activitiy Category:

Homeownership Assistance to low- and moderate-income

Project Number:

MHDC-CAT2

Projected Start Date:

03/11/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

MHDC - HOA

Projected End Date:

03/11/2013

Completed Activity Actual End Date:

Responsible Organization:

MHDC

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$4,200,000.00
Total CDBG Program Funds Budgeted	N/A	\$4,200,000.00
Program Funds Drawdown	\$1,700,000.00	\$1,700,000.00
Obligated CDBG DR Funds	\$0.00	\$4,200,000.00
Expended CDBG DR Funds	\$1,700,000.00	\$1,700,000.00
MHDC	\$1,700,000.00	\$1,700,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Lo	w/Mod%
# of Total Households	6	27	87	6/0	27/300	87/300	37.93

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: NSP3-GLAD001

Activity Title: NSP3-Gladstone-ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:
Gladstone 2008-DN-302 Gladstone

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside City of Gladstone

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,555,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,555,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected
Total Total
of Properties 0 0/47

Beneficiaries Performance Measures

This Report Period Cumulative Actual Total / Expected

Low Mod Total Low Mod Total Low/Mod%

of Total Households 0 0 0/0 0/0 0/0 0/0 0/0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources Grantee Activity Number: NSP3-HST008
Activity Title: NSP3-HSTCC-ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

HSTCC 2008-DN-307 HSTCC

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A Harry S Truman Coordinating Council

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$52,500.00
Total CDBG Program Funds Budgeted	N/A	\$52,500.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$52,500.00	\$52,500.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: NSP3-IND008
Activity Title: NSP3-Independence-ADMIN

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:
Independence 2008-DN-303 Independence

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Independence

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$178,875.00
Total CDBG Program Funds Budgeted	N/A	\$178,875.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$178,875.00	\$178,875.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: NSP3-SCO001

Activity Title: NSP3-St. Louis County- ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

St. Louis County 2008-DN-306 St. Louis County

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LH - 25% Set-Aside St. Louis County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$469,601.00
Total CDBG Program Funds Budgeted	N/A	\$469,601.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$60,210.00	\$60,210.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	Thi	This Report Period		Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: SCO001

Activity Title: St. Louis County - ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

St. Louis County 2008-DN-18 St. Louis County

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI St. Louis County

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$1,676,010.00
Total CDBG Program Funds Budgeted	N/A	\$1,676,010.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$234,461.00	\$234,461.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/57
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total Low/	Mod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number:** SPR001

Activity Title: Springfield - ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

Springfield 2008-DN-14 City of Springfield

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI City of Springfield

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$701,751.67
Total CDBG Program Funds Budgeted	N/A	\$701,751.67
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$9,572.21	\$9,572.21
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

This Report Period Cumulative Actual Total / Expected
Total Total

of Properties 0 0/19

of Parcels acquired voluntarily 0 0/0

This Report Period Cumulative Actual Total / Expected

Total Total # of Housing Units 0 0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative	nulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/	Mod%	
# of Total Households	0	0	0	0/0	0/0	0/0	0	

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources Grantee Activity Number: SPR008
Activity Title: Springfield - ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

Springfield 2008-DN-14 City of Springfield

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of Springfield

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$116,757.00
Total CDBG Program Funds Budgeted	N/A	\$116,757.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$21,103.68	\$21,103.68
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found

Grantee Activity Number: STC001

Activity Title: St. Charles - ACQ

Activity Category: Activity Status:

Acquisition - general Under Way

Project Number: Project Title:

St. Charles 2008-DN-15 City of St. Charles

Projected Start Date: Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

NSP Only - LMMI City of St. Charles

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$476,017.00
Total CDBG Program Funds Budgeted	N/A	\$476,017.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$40,000.00	\$40,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/5
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/N	lod%
# of Total Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found Total Other Funding Sources **Grantee Activity Number:** STC008

Activity Title: St. Charles - ADM

Activity Category: Activity Status:

Administration Under Way

Project Number: Project Title:

St. Charles 2008-DN-15

City of St. Charles

Projected Start Date:

Projected End Date:

03/11/2009 03/11/2013

Benefit Type: Completed Activity Actual End Date:

N/A

National Objective: Responsible Organization:

N/A City of St. Charles

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$44,627.00
Total CDBG Program Funds Budgeted	N/A	\$44,627.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$44,627.00	\$44,627.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources Amount

No Other Funding Sources Found